

BOARD OF ZONING APPEALS AGENDA SEPTEMBER 12, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **September 12, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

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| 9:00 A.M.

D. Creed
Withdrawn | ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18, 3/28/18, and 6/13/18 at appl. req.)</i> |
| 9:00 A.M.
E. Estes
Withdrawn | MARCELA AMANDA LAUREANO, VC 2018-MA-003 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with SP 2018-MA-021). <i>(Admin. moved from 6/20/18 and 7/18/18 at appl. req.)</i> |
| 9:00 A.M.
H. Eddy
Admin.
Moved to
9/26/18 at
appl. req. | JOHN & LONA SACCOMANDO, SP 2018-SP-055(ADU) |
| 9:00 A.M.

H. Eddy
Withdrawn | STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030.) <i>(Admin. moved from 6/21/17, 10/25/17, 2/28/18, and 6/6/18 at appl. req.)</i> |

- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17, 3/7/18, and 6/13/18.)*
- C. Judge
Withdrawn
- 9:00 A.M. SEAN A. SHANAHAN AND SUE A. FULTON A 2018-MV-001 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure (pergola) which exceeds 7 feet in height and is located within the 10-foot minimum required side yard in violation of Zoning Ordinance provisions. Located at 6424 Cygnet Drive Alexandria, VA 22307. On approx. 8402 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((28)) (4) 6. *(Admin. moved from 4/25/18 and 7/18/18 at appl. req.)*
- S. Morgan
Admin.
Moved to
12/5/18 at
appl. req.

Public Hearings

- 9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. Under Sects. 8-914 and 8-926 of the zoning ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from the side lot line and 2.5 ft. from the rear lot line and an increase in the percentage of minimum required rear yard coverage. Located at 1411 Mayflower Dr., McLean, 22101 on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. *(Admin. moved from 9/17/14, 2/4/15, 4/22/15, & 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17, 3/7/18, and 6/13/18) (New Hearing) ***Staff to do notices****
- C. Judge
- 9:00 A.M. ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sects. 8-914 and 8-926 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1.) an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2.) an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3.) an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4.) a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5.) a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line and an increase in the percentage of minimum required rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002- withdrawn). *(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18, 3/28/18, and 6/13/18 at appl. req.) ***Staff to do notices****
- D. Creed
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- 9:00 A.M. MARCELA A. LAUREANO/PLEASANT WAY DAYCARE, SP 2018-MA-021 Appl. under Sects. 3-303, 8-305, 8-914, 8-923 and 8-926 of the Zoning Ordinance to permit a home child care facility, reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 3.3 ft. from a side lot line, fence greater than 4.0 ft. in height to remain in a front yard of a corner lot and an increase in the percentage of minimum required rear yard coverage. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with VC 2018-MA-003- withdrawn) (*Admin. moved from 6/20/18 and 7/18/18 at appl. req.*) *****Staff to do notices*****
- E. Estes
- 9:00 A.M. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF LAVANG), SPA 01-Y-069-02 Appl. under Sects. 8-014 and 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for church with a child care center to permit a change in permittee. Located at 6611 Cedar Spring Rd., Centreville, 20121 on approx. 11.05 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((3)) 21A. (Deferred from 6/20/18, 6/27/18, and 7/25/18 at appl. req.) *****STAFF TO DO NOTICES*****
- E. Estes
- 9:00 A.M. PATRIOT PAWSABILITIES, SP 2018-BR-051 Appl. under Sect. 4-603 of the Zoning Ordinance to permit an indoor commercial recreation use (cat café). Located at 10611 Braddock Rd., Fairfax, 22032 on approx. 18.80 ac. of land zoned C-6. Braddock District. Tax Map 68-1 ((1)) 9 and 9A.
- E. Estes
- 9:00 A.M. ZHU LI WU & SHAO SHENG REN, SP 2018-DR-052 Appl. Under Sect. 8-918 of the zoning ordinance to permit an accessory dwelling unit. Located at 715 and 715A Walker Rd., Great Falls, 22066 on approx. 3.48 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((2)) 3 A1.
- K. McMahan
- 9:00 A.M. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 Appl. Under Sects. 8-914 and 8-926 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 0.4 ft. from the rear lot line and 6.4 ft. from a side lot line, an accessory structure (swing set) to remain 5.2 ft. from the rear lot line, and an increase in the percentage of minimum required rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. (*Admin. moved from 6/21/17, 10/25/17, 2/28/18, and 6/6/18 at appl. req.*) *****Staff to do notices*****
- H. Eddy
- 9:00 A.M. DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29 3 ((1)) 65. (*Admin. moved from 5/3/17, 9/13/17, 12/6/17, 2/7/18, 4/25/18, and 5/23/18 at appl. req.*)
- S. Gilbert

9:00 A.M. ANH NGO DRAKE A 2018-MV-004 Appl. under Sect. 18-301 of the Zoning Ordinance.
A. Homer This is an appeal of a determination that the appellant is operating a personal service establishment (nail salon) on property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 6414 14th Street Alexandria, VA 22307. On approx. 6500 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (11) 31. (*Admin. moved from 6/6/18 at appl. req.*)

JOHN F. RIBBLE III, CHAIRMAN